

MARLBORO TOWNSHIP PLANNING BOARD

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FEBRUARY 6, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR. GUPTA, MR. JOSHI, MR. SCHNURR, COUNCILMAN
LAROCCA, MR. HEGT, MR. JOSEPHS, MS. BAJAR,
MR. HUSSAIN**

ABSENT... MAYOR HORNIK

PROFESSIONALS PRESENT... MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

Peter Bellone signed up to speak.

A motion to approve/amend the minutes of January 2, 2008 was offered by Mr. Bergh, seconded by Mr. Joshi. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Joshi, Councilman LaRocca, Mr. Josephs.

A motion to approve/amend the minutes of January 16, 2008 was offered by Mr. Bergh, seconded by Mr. Barenburg. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Joshi, Mr. Schnurr, Councilman LaRocca, Mr. Josephs.

**P.B. 987-07 ESTATE OF VAN MATER – CONTINUED PUBLIC HEARING MAJOR
SUBDIVISION APPROVAL**

This application is being carried to the meeting of March 5, 2008, without further notice.

**P.B. 981-07 HINDU AMERICAN TEMPLE & CULTURAL CENTER – PUBLIC HEARING
PRELIMINAR & FINAL SITE PLAN APPROVAL**

It was noted that all the new Board members have read the transcript and therefore are eligible to vote on this application.

Jonathan Heilbrunn, Esq. represented the applicant. The property is located on the southern side of Wooleytown Road, between Texas Road and Tennent Road and is in the LC Zone. The property contains 30.32 acres. There are currently two buildings on the lot. There is also a parking lot accessible from Wooleytown Road.

The applicant is proposing to build a 32,596 sf. two story Temple/Multi Purpose Hall along with a 15,170 sf. two story building which will become the Priest Quarter. The existing buildings are to remain and the one story prayer Hall will be converted to a meeting room/dining hall. The two story building will be used for classrooms.

TRANSCRIPT AVAILABLE IN PLANNING BOARD OFFICE

A motion to adjourn was offered by Councilman LaRocca, seconded by Mr, Bergh. One vote was cast.

Respectfully submitted,

Jonathan Heilbrunn, Esq. represented the applicant. The property is located on the southern side of Wooleytown Road, between Texas Road and Tennent Road in the LC Zone. The property contains 30.32 acres. There are currently two building on the lot.

The applicant is proposing to build a 32,596 sf. two story Temple/Multi Purpose Hall along with a 15, 170 sf. two story building that will become the Priest Quarters.

This application had a hearing on September 19, 2007 and November 7, 2007. All of the applicant's testimony was given at those meetings. The reason for returning for another meeting is to permit cross examination by the members of the public and the Board. The applicant also needed to quantify the amount of parking needed for this proposed use.

In a house of worship with no seats or pews the determination is made by how many square feet of area can be occupied by worshippers or devotees in this case and divide by 24 sf. and that gives you a number.

The applicant has proposed 225 parking spaces, which far exceeds the amount necessary for this site, according to Mr. Fears(traffic engineer).

Based on Mr. Joshi's(architect) computation of the area available for devotees the required number would be 271 space.

Ms. Toten has prepared an exhibit which shows that the applicant can bank an additional 50 additional spaces for future use.

Mr. Fears stated that he conducted a traffic impact study at the intersection of Wooleytown and Texas Roads and found that this project will have no significant impact on those roadways or intersections. These studies were done at peak A.M. & P.M. hours.

Mr. Herbert remind the Board that they cannot deny an application based on off site traffic.

Mr. Heilbrunn reminded the Board that the temple is open from 8:30 in the morning until 8:30 in the evening on festival days and they do not have a definite hours for prayer. People come at different times to worship and there is a constant turnover during those days.

Mr. Heilbrunn said that Dr. Mani will testify that there are areas in which people are not permitted. Its like areas in a church that is reserved for priests only. Then there are areas decreed by the fire marshall where you cannot be, which leaves a limited amoun of space where worshippers are allowed to be, and that in itself regulates how many people can be there and therefore regulates how many parking space are needed.

Mr. Joshi was sworn in. He stated he from India and holds licenses in five states and is also a member of the national architecture registered board, He is also a professional planner. He described the upper level seating plan which will consist of 16, 116 sq. ft. Some of the area will be occupied by the deities. There is also a staircase, elevator, kitchen, pantry and foyer, which is kown as the common area. There is also an area restricted for the priests only, which is about 3,595 sq.ft. These areas are restricted by the Hindu scriptures. There is also an area of 6,359 sq. ft. where the public can go. The last area of 16, 115 sq. ft. is an area desgingated by egress routes per the building code. That is an area that the fire marshall will prohibit people from congregating in.